

***SECTION 24 - SECONDARY DWELLING UNIT**

24.1 Purpose. This chapter is designed to provide for, and to regulate, the establishment of secondary dwelling units in all residential zoning districts. The purpose of permitting second units is to promote more efficient use of the City's existing housing stock and to help meet the need for small rental units while preserving the character of the City.

24.2 Location. Second units shall be allowed on lots in R-1 zones.

24.3 Property Development Standards. A secondary unit shall be allowed only if it can exist in compliance with the following standards:

- (a) Zoning Requirements. All site area, density, height and yard area standards of the R-1 zoning districts shall apply to the property proposed for conversion. Both the principal and secondary dwelling must conform to these zoning requirements.
- (b) Lot Size. The minimum lot size for a second unit shall be 5,000 square feet.
- (c) Dwelling Unit Size. Second units erected or established in a residential district shall provide a floor area in compliance with the following:

	Minimum	Maximum
Studio unit	420 sq. ft.	780 sq. ft.
One bedroom unit	600 sq. ft.	780 sq. ft.
Two bedroom unit	780 sq. ft.	850 sq. ft.

- (d) Design. The second unit shall be subordinate to the principal unit in size and shall be designed so that the appearance of the principal building remains that of a single family residence. The second unit shall be architecturally compatible with the main structure and shall be constructed of similar materials.
- (e) Off-Street Parking. Section 8.1.4 notwithstanding, a single family detached dwelling with a one-bedroom second unit shall be provided with three parking spaces. A two-bedroom second unit shall be provided with four spaces, two of which must be covered.

Spaces provided shall meet the size requirements pursuant to Section 8.3.1 and must be paved and located wholly upon the property in fee. One space may be permitted in tandem in the driveway of a two-car garage if the garage meets minimum setback requirements, adequate on-street parking is available, and the lot configuration precludes placement elsewhere on the property.

- (f) Occupancy. At least one unit shall be owner occupied.

* Section 24 was added by Ord. #716, 2/9/84

- 24.4 Use Permit. The construction of a second unit shall be permitted only after approval of a Conditional Use Permit by the Planning Commission. The issuance of a use permit shall comply with the procedure and substantive requirements set forth in Section 11 of this Ordinance.

Prior to its decision, the Planning Commission shall consider traffic impacts, and may consider utility capacity, public facilities capacity, and other potential impacts of second unit development. Conditions proposed by the Public Services Department may also be required for approval.

24.5 Restrictions/Conditions.

- (a) Second units shall be allowed only on parcels on which one dwelling unit is located. They must be attached to the principal structure.
- (b) Second units must comply with all applicable building and fire codes.
- (c) Second units are allowed on legal non-conforming structures only if existing setbacks are conformed to.
- (d) Second units are not subject to the limitations set forth in the City's Growth Limitation Ordinance No. 659.